



Address: [303 S WALNUT CREEK DR](#)
City: MANSFIELD
Georeference: 18365-1-2
Subdivision: HILLCREST WEST ADDITION
Neighborhood Code: 1M800F

Latitude: 32.5613264548
Longitude: -97.1334263818
TAD Map: 2108-324
MAPSCO: TAR-124T



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: HILLCREST WEST ADDITION
Block 1 Lot 2

Jurisdictions:

CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$295,287

Protest Deadline Date: 5/24/2024

Site Number: 01291572

Site Name: HILLCREST WEST ADDITION-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,737

Percent Complete: 100%

Land Sqft^{*}: 8,538

Land Acres^{*}: 0.1960

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

FRAZIER WILLIAM C

Primary Owner Address:

303 S WALNUT CRK DR
MANSFIELD, TX 76063-2008

Deed Date: 10/26/1995

Deed Volume: 0012150

Deed Page: 0001417

Instrument: 00121500001417

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS CYNTHIA;WILLIAMS DWIGHT	8/9/1984	00079160001764	0007916	0001764
BAESE;BAESE KIRK ALLEN	11/3/1983	00076580001493	0007658	0001493
STONYBROOK INC	12/31/1900	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$255,287	\$40,000	\$295,287	\$287,388
2024	\$255,287	\$40,000	\$295,287	\$261,262
2023	\$257,414	\$40,000	\$297,414	\$237,511
2022	\$207,355	\$20,000	\$227,355	\$215,919
2021	\$202,970	\$20,000	\$222,970	\$196,290
2020	\$180,631	\$20,000	\$200,631	\$178,445

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.